

Santa Rita Ranch III Homeowners Association

c/o AAM, LLC

BOARD OF DIRECTORS MEETING GENERAL SESSION

July 22, 2026, at 6:30 PM

Board of Directors Meetings are scheduled for the Board to conduct Association business, and this is accomplished through a process of discussion, deliberation, and decision-making. Homeowner questions, comments, concerns and opinions are important to the Board and the homeowners in attendance should have an opportunity to be heard in this process. In order to ensure that all comments are heard, the Board has the authority to place reasonable time restrictions on those wanting to be heard, per ARS 33-1804 / 33-1248. The Board may not act on items brought forth in the Homeowner Forum but can set them for a future agenda item. Please know that prior to the Board taking a formal action on an item under discussion, the homeowners will have an opportunity to give their opinion.

Executive Session May Proceed General Session (as Required)

The Board of Directors may enter into Executive Session as permitted by ARS 33-1804 for the following reason(s): Personal health or financial information of an owner/member, employee, etc.; Owner/Member appeal or penalty; Legal advice or pending or contemplated litigation.

GENERAL SESSION AGENDA

- I. Call to Order/Verification of Board Quorum/Introductions
- II. Board Member Appointment

IV. Approve Previous Meeting Minutes –

- 1) Executive Session Meeting Minutes – June 10, 2026
- 2) General Meeting Minutes – June 10, 2026

V. Financials –June, 2026

VI. President's Report

VII. Community Managers Report

- a. Management Company Role
- b. Compliance Summary
- c. Common Areas
- d. Architectural Submittals

VIII. Old Business

- a. 2027 Budget
- b. Design Guideline Revisions

IX. New Business

- a) Landscape – Perimeter Clean up

X. Homeowner Forum Next Meeting Date

XI. Adjournment